

BOROUGH OF FAIR LAWN

Agenda for Regular Meeting of the Zoning Board of Adjustment

OCTOBER 24, 2016

1. Call meeting to order at **7:00 p.m.**
2. Declaration by Chairman that meeting is being held in accordance with Open Public Meeting Law.
3. Roll Call.
4. Declare a Quorum

5. **Carried Residential Business:**

1. ***Application #2016-38, Colette Martin,***
1-15 28th Street, Block 3309, Lot 30, Zone R-1-3,
Expansion of a non-conforming structure. Ordinance 125-32 C (4) permits expansion without variance provided requirements are meet existing nonconforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks, but no closer than 12feet to the existing dwelling on the adjoining property. Proposed expansion would require a C-1variance as per Section 125- 57.D.(1)(c)[1] Property is 5000sf where 6500sf is required. Proposed addition would increase the building coverage from 29.3% to 30.6% where 25% is permitted. Would maintain the existing side yard setback of 4' where 8' is required. Would maintain the existing front yard setback of 7.3" where 25' is required as per Section 125-12 Schedule of area yard and building requirements.
Carried from September 26, 2016. Re-notice required.

2. ***Application #2016-37, Daniel & Mila Meehan,***
27-10 Merritt Place, Block 3501, Lot 5, Zone R-1-2,
Removal of existing detached garage. Proposed add a level and addition which would create an attached garage. Proposal would maintain the existing side yard setback of 6.15' where 10' is required. Would decrease side yard from new attached garage from 17.1' to 5' where 10' is required. Would increase the building coverage from 21.2% to 26.3% where 25% is permitted. Would increase the impervious coverage from 30.7% to 36.3% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements. Would increase FAR from 22.8% to 46.1% where 40% is permitted as per Section 125- 57.D. (1) (d) [1]
Carried from September 26, 2016. No further notice required.

3. **Residential New Business:**

1. ***Application #2016-42, Carl & Catherine Boda,***
17-14 Berdan Avenue, Block 4508, Lot 39, Zone R-1-1
Proposal to add a 10' x 14' driveway on the property located at 17-14 Berdan Avenue where no driveway exists. Existing lot is 34' x 100' or 3400sf. where 75' x 100 or 10,000sf. is required. Would increase the impervious coverage from 43.5% to 48.7% where 35% is permitted as per Section 125-12 Schedule of area yard and building requirements.
2. ***Application #2016-40, Steven & Jamie McKee Hrinuk,***
8-84 Henderson Blvd, Block 5817, Lot 31, Zone R-1-3
Proposed 6' fence in front yard setback where only 3' is permitted as per Section 124-38A Fences and Walls.
3. ***Application #2016-41, Timothy & Natalie Franco,***
0-17 Fair Lawn Parkway, Block 2206, Lot 2, Zone R-1-3
Proposed new open Front porch would reduce the front yard setback from 23.86' to 19.86' where 25' is required as per Section 125-12 Schedule of Area yard and Building requirements.
4. ***Application #2016-39, AAH of Bergen County, LLC.***
23-10 Berkshire Road, Block 3223.01, Lot 17, Zone R-1-3
Expansion to a non-conforming structure. Ordinance 125-32 C(4) permits expansion without variance provided requirements are met. Existing non-conforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks, but no closer than 12ft. to the existing dwelling on the adjoining property.
Proposed reconstruction of a fire damaged home would maintain the pre-existing side yard setbacks of 6' and 6' where 8' is required and is 11.5' from neighboring structure where 12' is required as per Section 125-32 C(4) and as per Section 125-12 Schedule of area yard and building requirements. Requires a C-1 variance as per Section 125-57D 10(c) [1]
5. ***Application #2016-44, Partap S. Nagi,***
16-15 Jordan Road, Block 2711, Lot 11, Zone R-1-2
Proposed addition and renovation would increase the building coverage from 27.86% to 31.86% where 25% is permitted. Would reduce the existing side yard setback from 14.4' to 10.7' where 12' is required. Would increase the impervious coverage from 44.3% to 45.3% where 35% is required. Maintain the existing front yard setback of 26.7' where 30' is required as per Section 125-12 Schedule of Area yard and Building requirements.
6. ***Application #2016-43, Terry & Cheryl Lubin,***
6-10 Dewey Place, Block 6505, Lot 10, Zone R-1-3
Proposed addition would increase the Building coverage from 19.3% to 25.22% where 25% is permitted. Would increase the impervious coverage from 32.49% to 37.20% where 35% is permitted. Would maintain existing side yard setback of 5.9' where 8' is required as per Section 125-12 Schedule of Area yard and Building requirements.

7. Public Comment

8. Correspondence/Resolution/Bills

9. Approve Minutes: ***September 26, 2016***

10. Adjourn.